



PLANNING COMMISSION AGENDA

ROJELIO VASQUEZ, Acting Chair

Commission Members
LORI CHERRY
NAT DIBUDUO
JAIME HOLT
HAL KISSLER
SEROP TOROSSIAN
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

February 15, 2006

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes – Meeting Minutes of February 16, August 31, 2005, and January 4, 2006
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

- A. Resolution of Appreciation: Lee Brand

VII. CONTINUED MATTERS

- A. Consideration of Rezone Application No. R-05-22, Vesting Tentative Tract Map No. 5449, and environmental findings, filed by Valley Pacific Builders, Inc., pertaining to approximately 35.8 acres of property located on the north side of East Butler Avenue between South Peach and South Minnewawa Avenues. ***(Continued from meeting of November 30, December 21, 2005, and January 18, 2006.)***
 - 1. Environmental Assessment No. R-05-22/T-5449, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
 - 2. Rezone Application No. R-05-22 proposes to rezone the subject property from the AL-20 *(Limited Twenty Acre Agricultural, Fresno County)* zone district to the R-1 *(Single Family Residential)* zone district.
 - 3. Vesting Tentative Tract Map No. 5449 proposes to subdivide the subject property into a 113-lot single family residential subdivision.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Dawn Marple
 - Staff Recommendation: Recommend Approval of Rezone Application;
 - Approve Vesting Tentative Tract Map
 - Will be considered by City Council (Rezone Application only)

VII. CONTINUED MATTERS - *Continued*

- B. Consideration of Plan Amendment Application No. A-05-06, Rezone Application No. R-05-35, Conditional Use Permit Application No. C-05-114, and environmental findings, filed by Sol Development Associates LLC on behalf of Kernback LP, pertaining to the northernmost 10.81-acre portion of the 25.91-acre subject property located on the south side of East Kings Canyon Road between South Peach and South Minnewawa Avenues. The project also includes the detachment of the subject property from the Kings River Conservation District and the Fresno County Fire Protection District for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency. ***(Filed in 2005 during Cycle II) (Continued from meetings of September 28, October 5 and 19, December 7, 2005, January 4 and 18, 2006.)***
1. Environmental Assessment No. A-05-06/R-05-35/C-05-114, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-05-06 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan for the approximately 10.81 acres from the open space/community park and the alternative medium-low density residential planned land use designation to the office commercial land use designation.
 3. Rezone Application No. R-05-35 proposes to rezone the northern 10.81-acre portion of the subject site from the AE-20 (*Exclusive Twenty Acre Agricultural, Fresno County*) zone district to the S-L/UGM (*Storage Limited/Urban Growth Management*) zone district.
 4. Conditional Use Permit Application No. C-05-114 proposes a mini-storage facility with caretaker residence and RV storage.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Kevin Fabino
 - Staff Recommendation: Recommend Approval of Plan Amendment Application, Rezone Application, and Conditional Use Permit Application
 - Will be considered by the City Council
- C. Consideration of Vesting Tentative Tract Map No. 5279/UGM, Conditional Use Permit Application No. C-05-105, and environmental findings, filed by Morning Development II, LLC, pertaining to approximately 17.28 acres of property located on the northwest corner of East Jensen and South Peach Avenues. ***(Continued from meeting of December 7, 2005, and January 18, 2006.)***
1. Environmental Assessment No. A-04-23/R-03-76/T-5279/C-05-105, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Vesting Tentative Tract Map No. 5279/UGM proposes to subdivide the subject property into a 56-lot multiple family residential subdivision.
 3. Conditional Use Permit Application No. C-05-105 proposes a 146-unit multiple family residential complex to be developed as duplexes and fourplexes.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Arnoldo Rodriguez
 - Staff Recommendation: Approve
 - May be considered by City Council

VII. CONTINUED MATTERS - *Continued*

- C. Consideration of Rezone Application No. R-05-92, Conditional Use Permit Application No. C-05-226, and environmental findings, filed by Taylor Group Architects on behalf of SADI LLC., pertaining to 9.98 acres of property located along the east side of South Maple Avenue between the Union Pacific Railroad and East Florence Avenue. ***(Continued from meeting of February 1, 2006.)***
1. Environmental Assessment No. R-05-92/C-05-226, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-92 proposes to rezone the subject property from the R-2/UGM/cz (*Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning*) zone district to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone district.
 3. Conditional Use Permit Application No. C-05-226 proposes the construction of a 160-unit multiple family residential complex.
 - Southeast Fresno Revitalization Redevelopment Project Area
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Stratis Perros
 - Staff Recommendation: Recommend Approval of the Rezone Application
 - Approve Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)

VIII. NEW MATTERS

- A. Consideration of Rezone Application No. R-05-106, and environmental findings, filed by Ethan Smith on behalf of Dale and Mary Mendoza and Lee Roy and Evelyn Weldon, pertaining to approximately 8.66 acres of property located on the south side of West Nielsen Avenue between South Hughes and South West Avenues.
1. Environmental Assessment No. R-05-106, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-106 proposes to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the M-1/UGM (*Light Industrial/Urban Growth Management*) zone district.
 - Roeding Business Park Redevelopment Project Area
 - Edison Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Robert Berend
 - Staff Recommendation: Recommend Approval of the Rezone Application
 - Will be considered by City Council

VIII. NEW MATTERS - Continued

- B. Consideration of Rezone Application No. R-05-108, and environmental findings, filed by West Roeding Development Group G.P., pertaining to approximately 6.59 acres of property located on the southwest corner of South Hughes and West Nielsen Avenues.
 - 1. Environmental Assessment No. R-05-108, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 - 2. Rezone Application No. R-05-108 proposes to rezone the subject property from the AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) zone district to the M-1/UGM (*Light Industrial/Urban Growth Management*) zone district.
 - Roeding Business Park Redevelopment Project Area
 - Edison Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Recommend Approval of the Rezone Application
 - Will be considered by City Council
- C. Consideration of Site Plan Review Application No. S-05-489, and environmental findings, filed by Edward and Janis Donaghy, pertaining to approximately 3.75 acres of property located on the southeast corner of East Herndon Avenue and North Fresno Street.
 - 1. Environmental Assessment No. S-05-489, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 - 2. Site Plan Review Application No. S-05-489 proposes the construction of a 40,000 square-foot, two-story medical building. The building is proposed to be located on the northwestern corner of the subject site, which was originally approved for development with a 20,000 square-foot, single-story medical building. The application does not propose to amend any of the conditions of zoning established pursuant to Rezone Application No. R-04-79 approved by the Fresno City Council on August 30, 2005.
 - Hoover Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Arnolando Rodriguez
 - Staff Recommendation: Approve
 - May be considered by City Council

IX. REPORT BY SECRETARY

- A. Discussion and direction on single family residential project design principles (*Continued discussion from January 4, 2006*)
- B. Discussion and direction regarding public street infrastructure in the West Area Community Plan area (*Continued discussion from January 4, 2006*)
- C. Set date and time for the Planning Commissioners community field trip (to be scheduled on or before March 1, 2006)

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT